

STAFF PRESENTATION - PA2011-134

Uptown Newport Planning Commission Study Session October 4, 2012



Study Session Outline



- Study Session: discussion purposes only no action on the project by Planning Commission
 - Staff Presentation summary of project framework
 - EIR Consultant Presentation environmental overview
 - Applicant Presentation project overview
 - Planning Commission Questions & Answers
 - Public Comments

Introduction



- Redevelopment of a 25.05-acre office/industrial site with a mixed use residential project consisting of:
 - up to 1,244 residential units
 - 922 base units (replacement + additive)
 - 322 density bonus units requested
 - 11,500 square feet of retail use; and
 - 2 acres of park space

Aerial Photograph





Legend

——Airport Area

----ICDP

---- Project Site

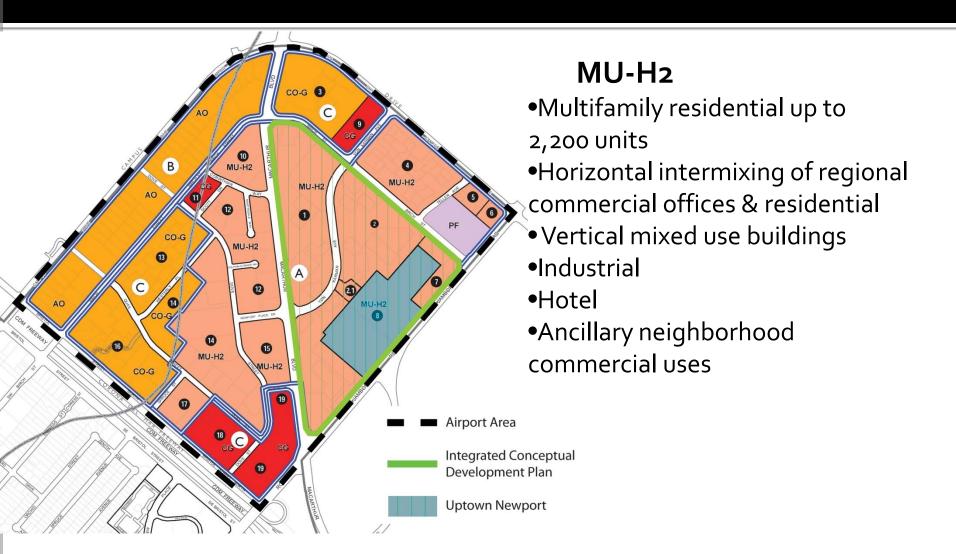
Vicinity Map





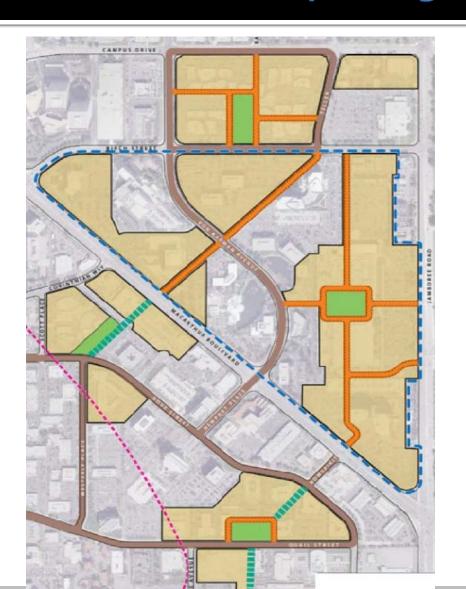
General Plan Designation





Airport Area Residential Villages Illustrative Concept Diagram (Fig. LU23)





Legend

OPPORTUNITY SITES

PROPOSED OPEN SPACES

IMPROVED RESIDENTIAL STREETS

PROPOSED RESIDENTIAL STREETS

PROPOSED PEDESTRIAN WAYS

65 CNEL NOISE CONTOUR*

CONCEPTUAL PLAN REQUIRED

Integrated Conceptual Development Plan (ICDP)



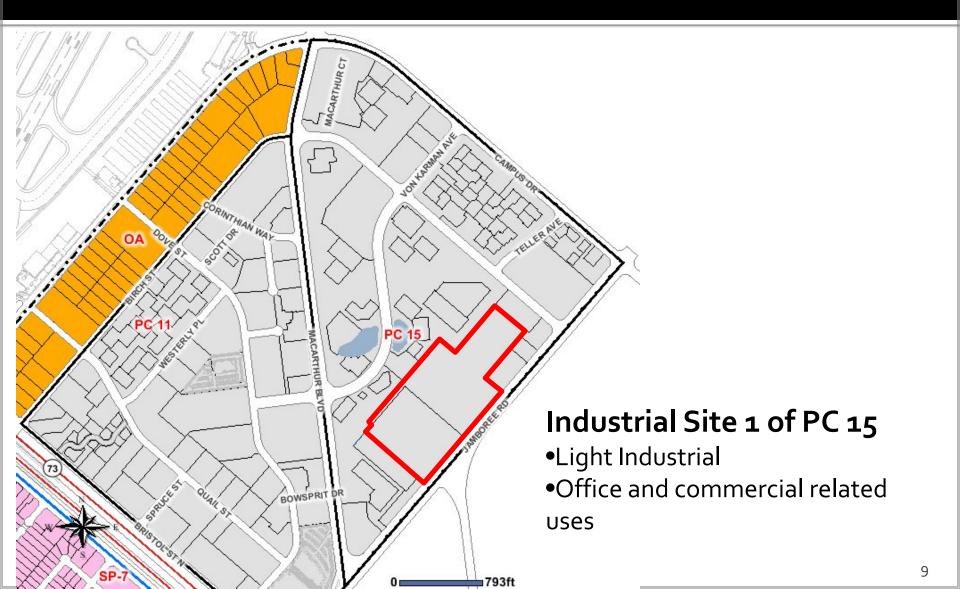


ICDP

- •Approved in September 2010
- •Provides framework and criteria for residential development of up to 1,504 units on subject property & Koll Center
 - •1,244 units on subject property
 - •260 units on Koll Center property

Zoning Designation





Site Plan





Project Phasing & Construction



- Phase 1 (2013-2018)
 - 68o units
 - 1-acre park
 - 11,500 sf. of retail commercial
- Phase 2 (2017-2021)
 - 564 units
 - 1-acre park
- Housing Product
 - Mid- and high-rise townhomes & condominiums for sale and rental
 - 185 affordable rental units (20% of base units for lowincome households – consistent w/ density bonus law)

Proposed Entitlements



- Planned Community Development Plan Amendment and Adoption;
 - Phasing Plan & Design Guidelines
- Tentative Tract Map;
- Traffic Study pursuant to TPO ordinance;
- Affordable Housing Implementation Plan; and
- Development Agreement

CEQA Review



- Draft Environmental Impact Report
 - Circulated for 45-day public review, 9/10-10/24
 - Significant Unavoidable Impacts
 - Air Quality Short-term construction related emissions of Phase 1 & 2 construction
 - Land Use Pending Consistency determination with Airport Environs Land Use Plan for zoning
 - Noise Construction-related noise impacts for Phase 1 & 2
 - Statement of overriding considerations

Tentative Schedule



- 2nd Planning Commission study session, if needed
 - October 18th, at 4pm.
- Airport Land Use Commission Meeting
 - October 18th, at 4pm.
- Planning Commission public hearing
 - November 8th, at 6:30pm. (tentatively scheduled)
- City Council public hearings to be determined



For more information contact:

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